

SECTION 36

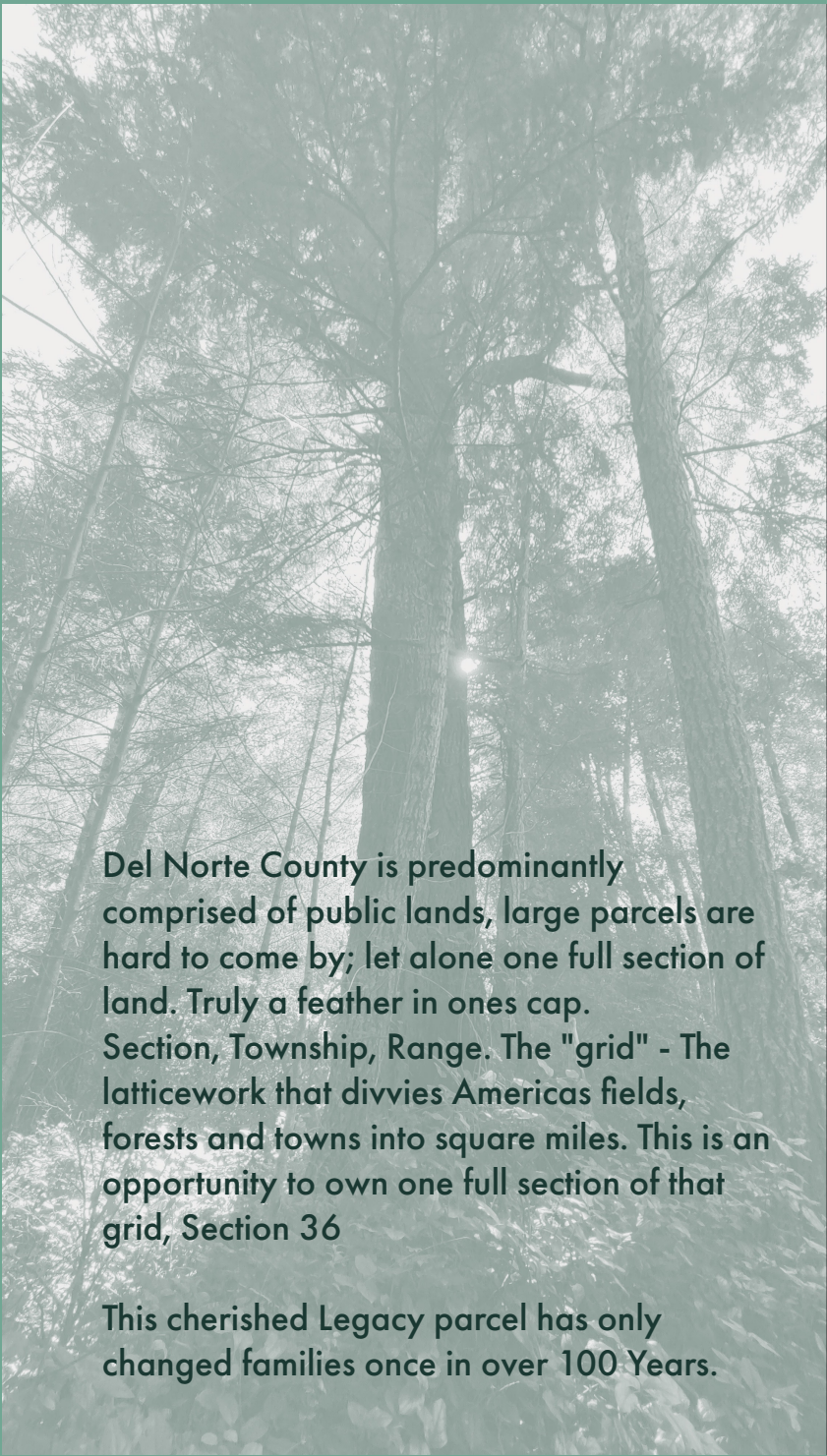
APN 122-070-015

623 Acres +/-

Gasquet, CA



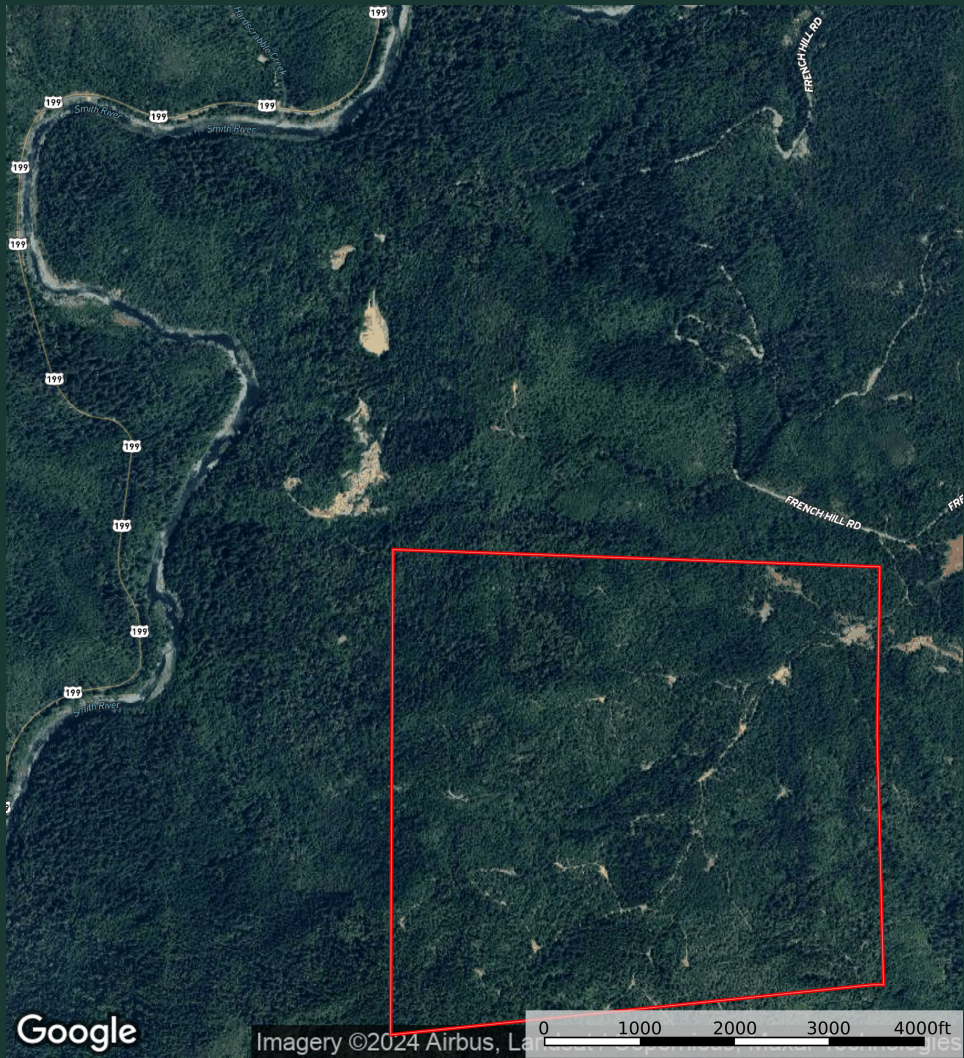
Nathan Dreyfuss, DRE 02205524 Powered by Xpert Home Realty DRE 02166758



Del Norte County is predominantly comprised of public lands, large parcels are hard to come by; let alone one full section of land. Truly a feather in ones cap.

Section, Township, Range. The "grid" - The latticework that divvies Americas fields, forests and towns into square miles. This is an opportunity to own one full section of that grid, Section 36

This cherished Legacy parcel has only changed families once in over 100 Years.



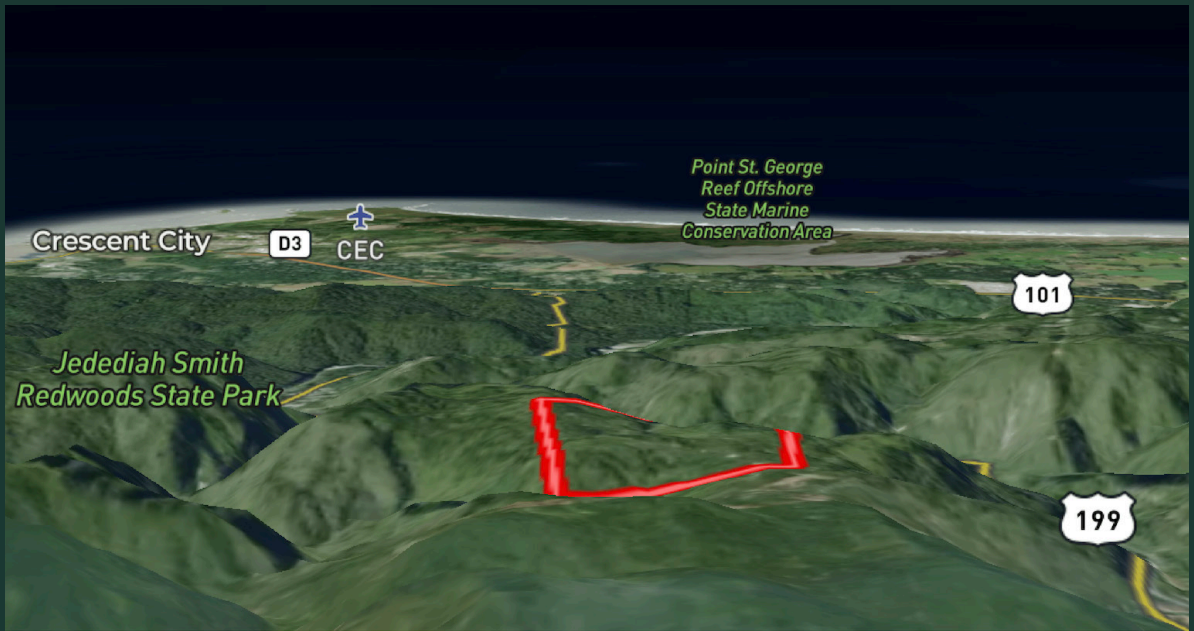
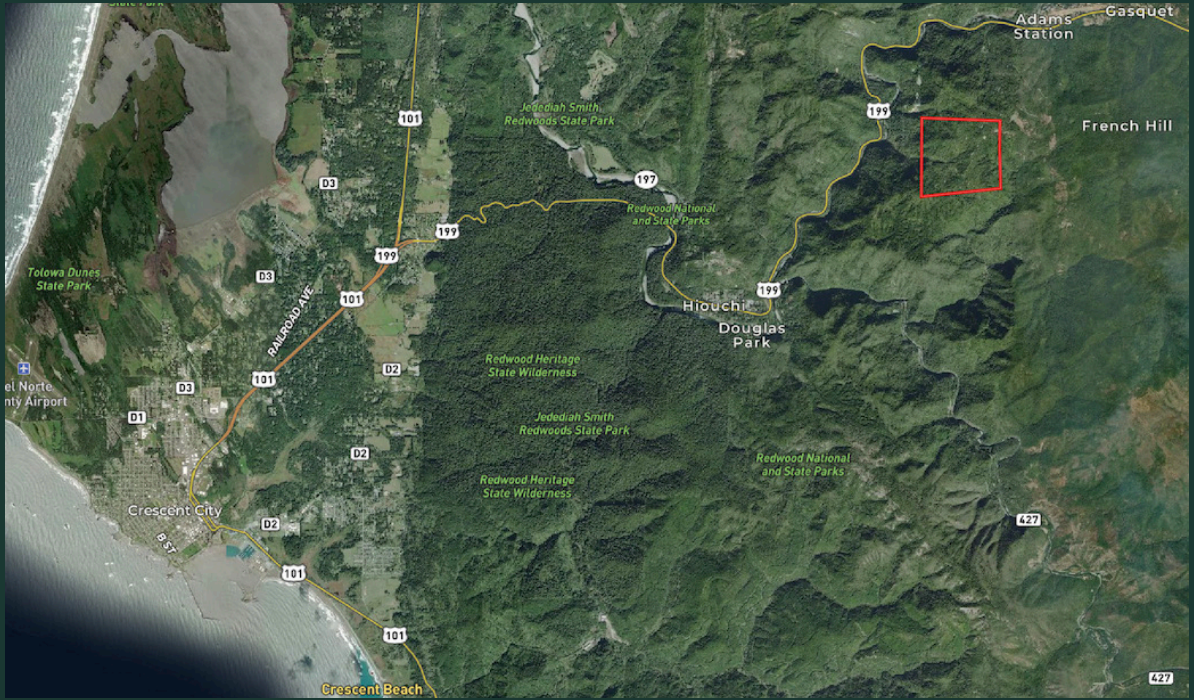
Possibly a once in a lifetime opportunity, Section 36 sits nestled in the Siskiyou Crest Mountain Range; yet only 2.5 miles from Hwy 199. With this premiere access, majority gentle rolling grade topography, 4G cell phone service , and awe inspiring vista views; this pristine wilderness is not your average tract of timberland.

On the Macro: Gasquet, CA

- Located along the Smith River; the cleanest river in the USA outside of Alaska
- Near Jedediah Smith Redwoods State park
- 11 Aerial miles from the Ocean with a 4 season mediteranean climate

And the Micro: Section 36

- 2.5 miles from Hwy 199, access via French Hill Rd.
- Majority of the property is a gentle rolling grade, allowing for easier development
- Borders 6 Rivers Naional Forest on 2 sides
- 4G Cell phone service in many areas
- Ocean / Mountain Vista Views & Much More
- Extensive road infrastructure throughout property
- Year round access
- 623 Acres +-



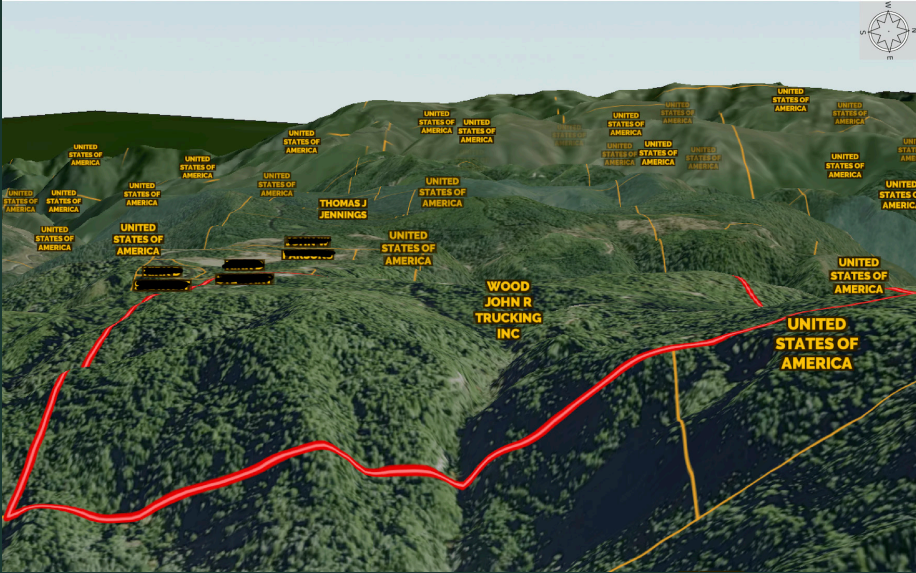
North to South



East to West



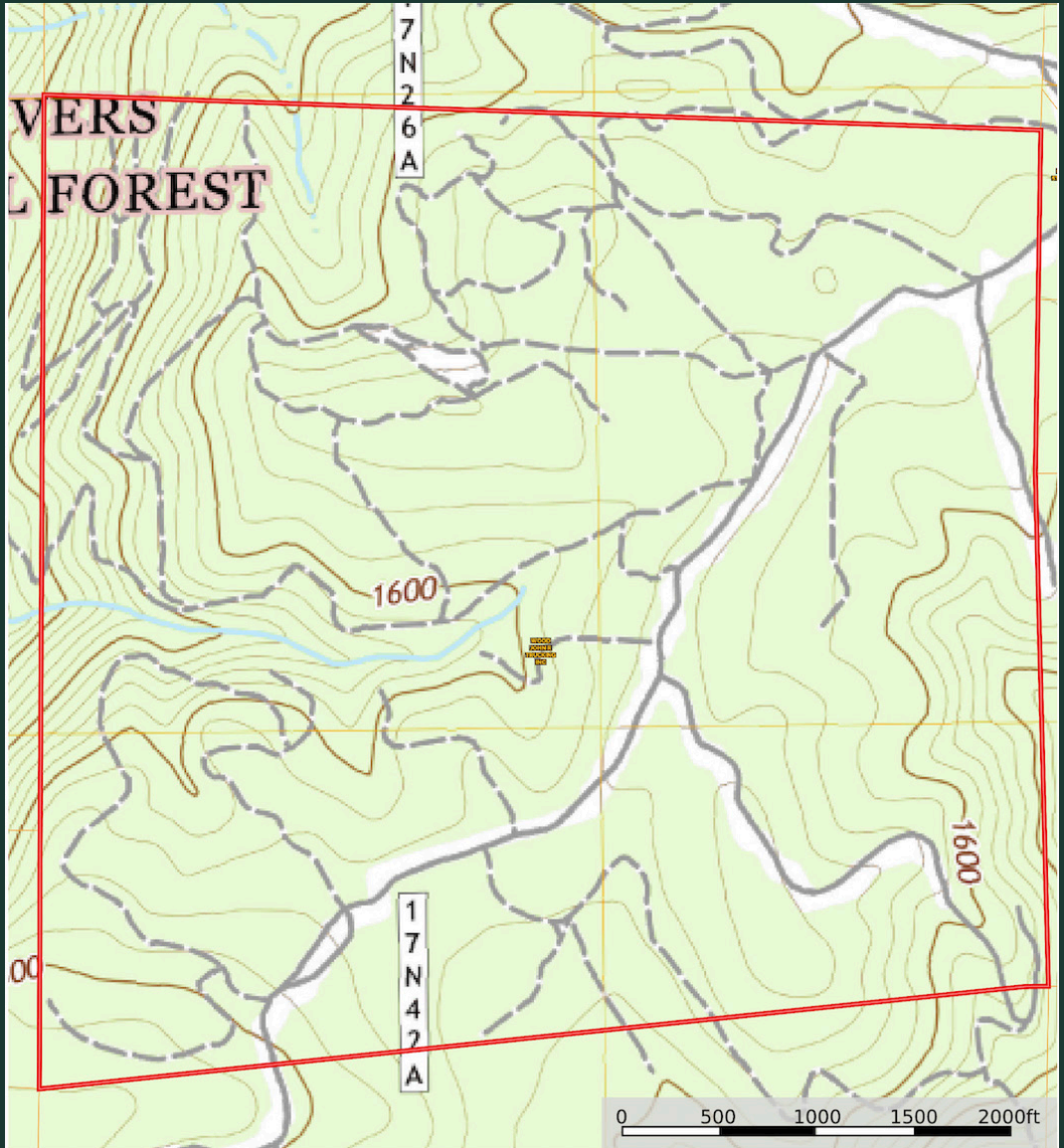
West to East



South to North



Topo with Roads



Gentle, Rolling Variable Grade



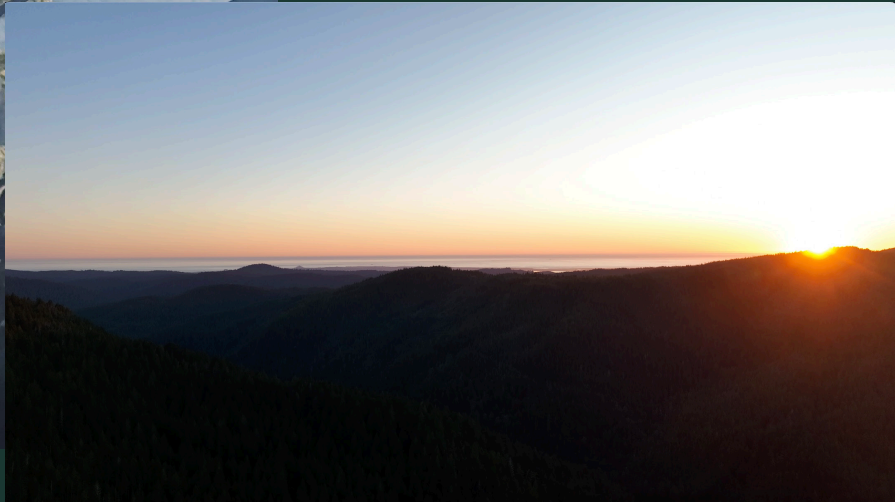
If you want Vista Views, Say no more



South Western views all the way to the ocean.

Eastern Siskiyou panorama looks out
towards the Kalmiopsis Wilderness

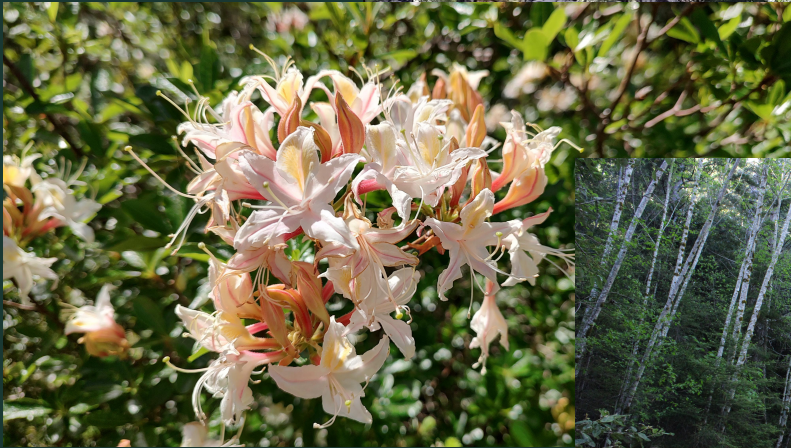
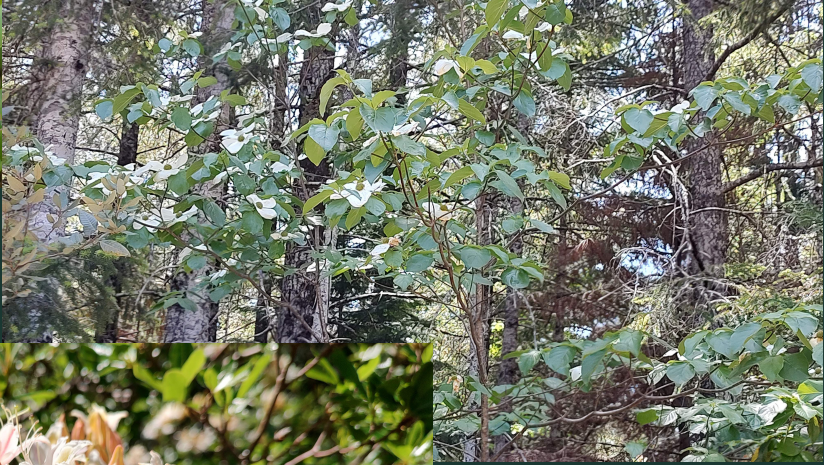
....Just breathe



Springs, Creeks, Ponds & Waterfalls Galore



Rhododendran, Dogwood, Azalea, Alder,
Manzanita, Madrone, Knob Cone, Hemlock,
Douglas Fir...just to name a few









Del Norte County TPZ land may be considered to be split into parcels as small as 20 acres, per county code

https://delnortecounty.municipalcodeonline.com/book?type=ordinances#name=20.43.51_Minimum_Lot_Size

"By acreage, more than half of timberland conversion statewide was used for subdivision development during the last two decades."

<https://humboldt.gov/DocumentCenter/View/4146/Conversion-Data-PDF?bidId=>

Land is finite, population is expansive, the need more more residential land is real

Section 36:

2.5 miles from a hwy 199, near a county road with the majority of land relatively flat...who wants to build their own town?

0 2000 4000 6000 8

Residential, Recreation, Ranching, Equestrian

Single-family dwelling, mobile home or a manufactured home and normal accessory uses and structures

Grazing and uses accessory to grazing.

Public camps, public stables and similar recreational uses.

Recreational use of the land for any of the following:
walking, hiking, picnicking, swimming, boating, fishing,
hunting and skiing.

https://delnortecounty.municipalcodeonline.com/book?type=ordinances#name=20.43.40_Other_Regulations

https://delnortecounty.municipalcodeonline.com/book?type=ordinances#name=20.43.30_Uses_Permitted_Subject_To_A_Conditional_Use_Permit



Income Potential

Through Sustainable logging practices the owners were true Stewards of the land. Healthy Forest permeate through Section 36. Their selective harvesting has created a staggered age of Douglas Fir Stands, creating the potential opportunity for perpetual harvesting



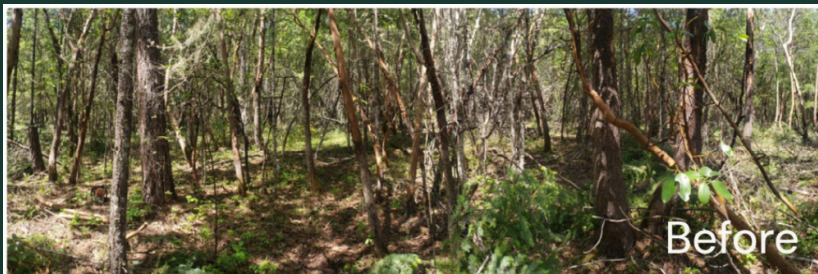
NRCS Fuel Load Reduction program and Grazing

NRCS pays various landowners via awarded grants in the upwards of \$2500 per acre to thin forest, reduce forest fuel, prune fire ladders, and then burn the slash in the rainy season.

Please consult NRCS for more information

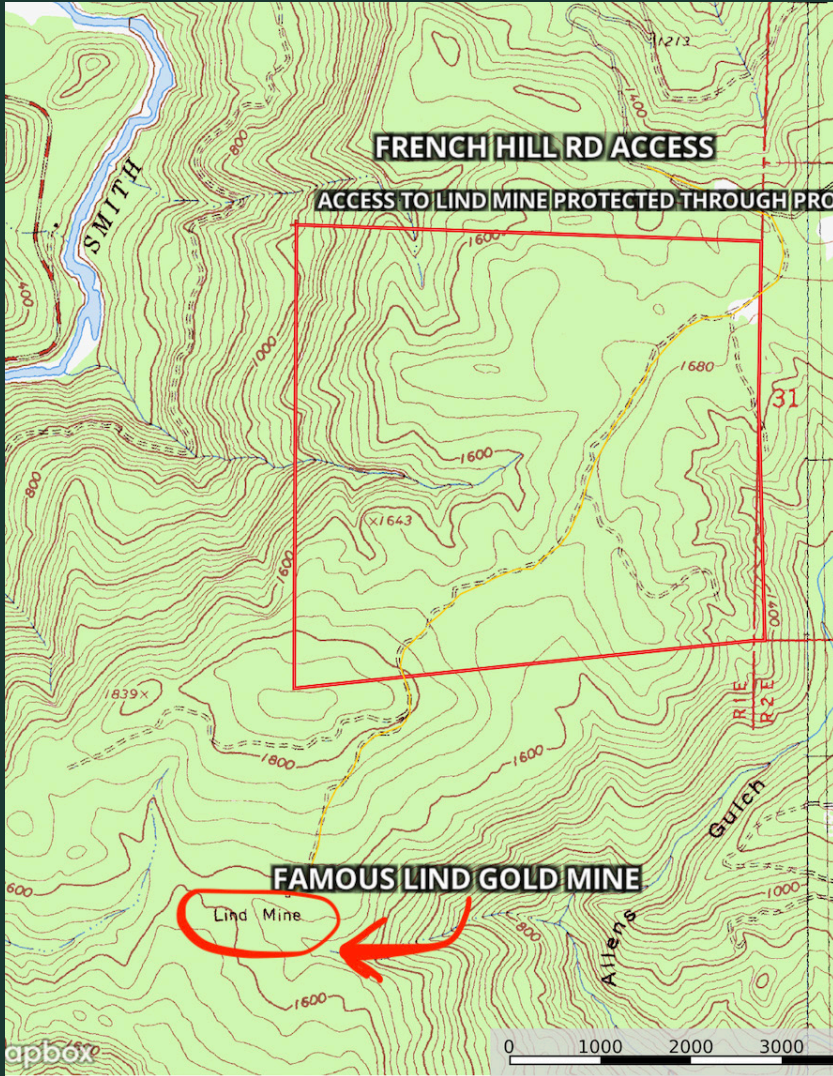
<https://www.nrcs.usda.gov>

Timberland management and Ranching often coincide. The appropriate Ranching practices will utilize mountainous terrain for largescale Cattle Ranching. Enhance forest health by thinning and utilize the Cattle to manage the understory growth. Section 36 Boasts many springs, ponds, and creeks that provide ample water.



Mining

French Hill is known for gold. The Famous Lind Gold Mine is not far. In fact the known road to access the mine is protected though Section 36



Gold Deposit records on Section 36:

https://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10029614



Price

\$1,700,000

Contact

Nathan Dreyfuss

707 951 7909

DelNorteNate@Gmail.com

DRE02205524

The information presented on this site has been compiled by Nathan Dreyfuss and The Del Norte Dream, from internal and external sources from owners, public records and other sources. This information is deemed reliable, but the accuracy cannot be guaranteed. Every offering is subject to prior sale, withdrawal from market, errors, omissions, sale price increases not posted and approval of the seller for any written offer. Prospective buyers need to check all information to the point of satisfaction. No representation is made, or warranty given as to the completeness or accuracy of such information. You should be aware that this information may be incomplete, may contain errors or may be out of date. All prices, plans, designs, dimensions, specifications, materials and other depictions, as well as the number, type size, location, appearance are subject to change without notice. All prospective buyers are strongly encouraged to conduct an independent investigation "due diligence" into the property advertised herein prior to entering into any purchase agreement. Powered by Xpert Home Realty DRE 02166758